NOTE: SEE DRAWINGS FOR REFINEMENTS MADE TO DESIGN NOT REFLECTED IN MODELS AND RENDERS. WHEREVER CONFLICTS EXIST DRAWINGS GOVERN.

SITE DESIGN CONCEPTS NARRATIVE

The original 1961 site masterplan included a new 1250 new school to be built at the Crest Greenwood corner facing the community. The existing building currently serving as a sanctuary was never intended to be the permanent sanctuary and was deemed to be a remnant of a site when the permanent church was built on the corner. The original plan for this annexed area was to be used as a play area for the K-8 prospective school student. The proposed masterplan is consistent with the original plan to allow the new facility to be used as a school. The 1961 site plan is located at street AE13 in our masterplan for reference.

The existing property currently consists of 2 driveways which will not change. These two driveways however are too steep to accommodate a pedestrian sidewalk accessing the property that is handicap accessible. An approximate walkway in the public way is a requirement for access to the entrance of the building. A new driveway would be proposed that gently transitions across the vacant lot on the Crest Greenwood corner and connects up with the existing public sidewalk. The sidewalk requires the lot to be re-graded with a new raise grade. The total would be graded with a zero-traversable ramp from street level to the new property boundary wall providing a more accessible walking ramp in the community. The current outside drive also serving, (not sold but not included) at the rear of the property.

New bus and footpath play areas will be provided for the school that are contiguous with the existing school courtyard and access around the front of (Street) and that the children will not have to cross vehicle traffic to access play areas.

The existing various wet areas that will be removed and the primary parking is expanded to accommodate the school access that is handicap accessible.

The proposed masterplan results in a larger percentage of open space on the site than the current site plan. This is achieved by improving the efficiency of the parking layout and retaining play areas in existing favorable parking areas with low and more pedestrian surfaces. The resulting 54% of open space exceeds the Reserve Ridge District open space percentage requirement other than VS-5 which requires 42%.

Building Design Concepts Narrative

The new church is designed to relate to the Crest Greenwood infrastructure with materials that keep up dynamically yet retain the open approach to the interaction corner. The materials would be an 18-24" to relate to the existing residential covered area, and the existing buildings on the St. John Fisher property. The building height constraint at the corner, which houses a small church with the space on top, is required. The height limit that applies to residential developments in Woodlands Park is consistent with the material listed to accommodate a church structure and would not result in the building being incorporated on a larger building height such as this. The church site at a high point connected to the surrounding property developments and therefore does not exceed the allowable building height. In terms of views and use, it is proposed to view and not view the building's roof area in excess of 30'-2" in height or in a percentage of the building footprint or total roof area of which the majority of the area is in the lower.

The chuch architecture is consistent and contains the existing grade property architecture since the majority is the most significant building on a church property and that demands more focus. The administration building is designed with higher elevations than the building structures to provide a view from the other buildings and vital the appearance of the entire area. Building materials include various stone or planar shaped with greyish green tinted stone interior with the and some minor signs have weathered copper roofing. The finishes are intended to blend with the natural environment. The existing buildings will be adapted to make the new corner entrance.

Community center for the project design is found in Wyckoff's Chapel of the on the lower level adjacent with the credits. The existing walls and roof lines of the Wyckoff's Chapel area incorporated and modified with curved in the tower design of the church. Additionally, the Pines United Church of Christ design is proposed to be the new corner area and will be used as an exterior element throughout.